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**Brandsby Road**

, Stillington, YO61 1NY

Asking Price £399,995



# Brandsby Road , Stillington, YO61 1NY

STYLE - Charming Period Cottage and Licenced Kennel & Cattery  
HIGHLIGHTS - Situated on the Edge of Hugely Desirable Village of Stillington. Kennels, Cattery, Workshop and Paddock. Offered with No Onward Chain  
THREE WORDS - Business/Development Opportunity!

## Overview

Leatham Cottage enjoys a superb position with open views across surrounding farmland situated on the edge of Stillington. It is a charming blend of country and period style.

The cottage dates back to the early nineteenth Century and retains many original features. The property is perfect for buyers looking to make a home their own and have a business on the doorstep.

The kennels and cattery adjoining the property can provide a useful supplementary income and presently comprising 18 dog kennels licenced to take a total of 28 dogs and 8 cattery pens for 20 cats. There is a small area of paddock beyond the kennels and a gate gives access to the surrounding fields and footpaths providing pleasant walks within the area.

It is rare for business/development opportunities such as this to come onto the open market and an early viewing is strongly recommended.

## Leatham Cottage

### Entrance Hall

Quarry tiled floor. Radiator. uPVC double glazed window to the front elevation. Exposed beam to ceiling. Batten latched doors lead off to:

### Dining Area

uPVC double glazed window to the rear elevation giving views out across the surrounding countryside. Parquet wood flooring. Radiator. Serving hatch to kitchen. Staircase leading to the first floor accommodation. Exposed beams to ceiling. Opening through to:

### Living Area

The focal point of the room is a substantial clamp brick fireplace with open fire and baxi grate. Wooden mantel shelf over. Exposed beams to ceiling. uPVC double glazed bow window to the front elevation and uPVC double glazed French door to the side giving views out across the surrounding countryside and access to the garden. Parquet wood floor. Radiator. Television point. Two wall light points.

### Kitchen

Range of wall and base units with worktops incorporating a single bowl composite sink with mixer tap. Electric oven and ceramic hob. Plumbing for dishwasher. Space for fridge. Quarry tiled floor. Exposed beams to ceiling. uPVC double glazed windows to the front and rear elevations overlooking the surrounding countryside. A batten latched door leads to:

### Rear Lobby

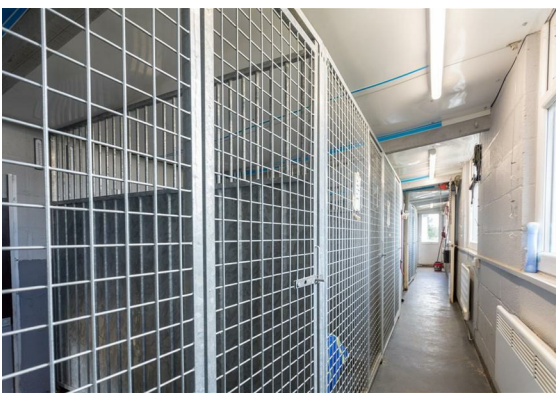
Panelled door to the front of the property. Quarry tiled floor. Doors to:

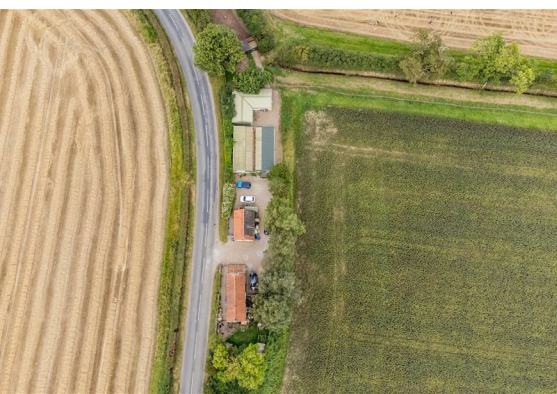
### Cloak Room

Quarry tiled floor. uPVC double glazed window to the side elevation. White low flush WC. Tiling to half height. Radiator.

### First Floor

An open tread wooden staircase leads off from the dining area to:





### First Floor Landing

uPVC double glazed window to the rear elevation overlooking the surrounding countryside. Airing cupboard with hot water cylinder. Stripped polished wood floorboards. Exposed beam to ceiling.

### Bedroom One

uPVC double glazed window to the front elevation giving views out across the surrounding countryside. Radiator. Range of built-in wardrobes. Exposed beams to ceiling.

### Bedroom Two

uPVC double glazed window to the front elevation giving similar views to bedroom 1. Radiator. Exposed beam to ceiling.

### Bedroom Three

uPVC double glazed window to the front elevation giving similar views. Radiator. Stripped polished wood floorboards. Exposed beam to ceiling.

### Bathroom

White suite comprising panelled bath with electric shower over. Low flush WC. Pedestal wash hand basin. Tiling to splashbacks. Exposed beam to ceiling. Radiator. uPVC double glazed window to the side elevation.

### Garden

#### KENNELS/CATTERY

##### Kennels

A purpose built kennel block comprising 18 individual kennels with outside runs, licenced to hold a total of 28 dogs.

##### Cattery

A purpose built detached building comprising 8 individual pens. Separate kitchen area

##### Workshop

Windows to the rear and side elevations. Door to the side access

##### Garage/Parking

On entering the driveway there is a gravelled area for parking and outbuilding with uPVC windows, side door with lighting, water and power. This is currently used as a dog grooming room.

##### Paddock

Adjacent to the property there is a small, grassed paddock.

##### Services

Oil Fired Central Heating, Extensive UPVC Double Glazing, Mains Drainage

##### Tenure

Freehold

##### Council Tax Band

F

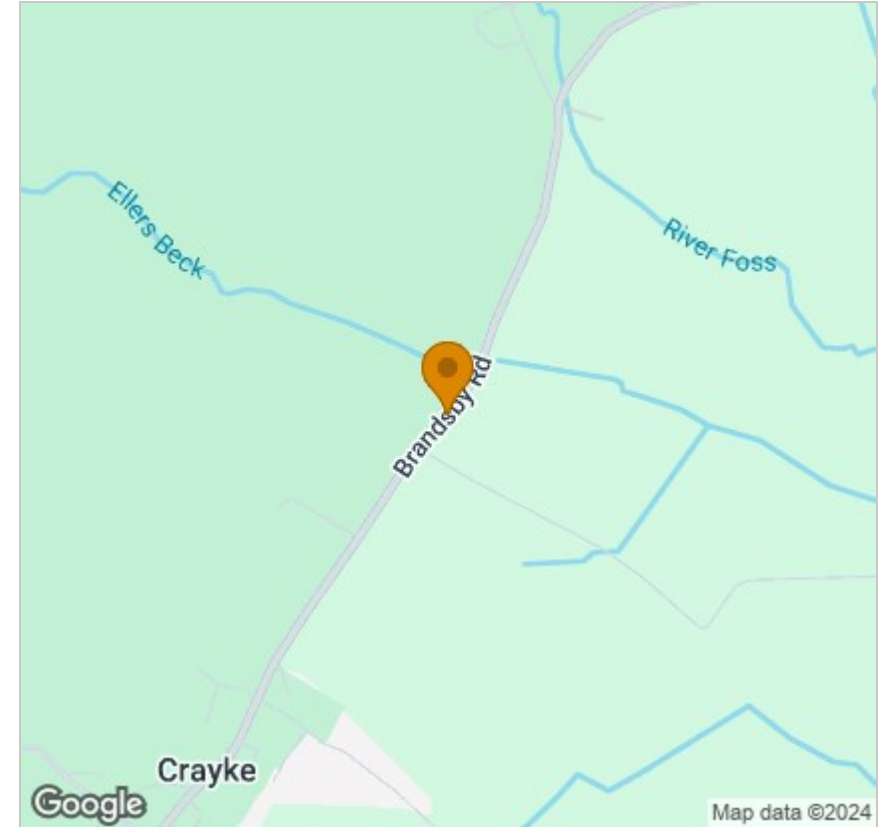
## Floor Plan



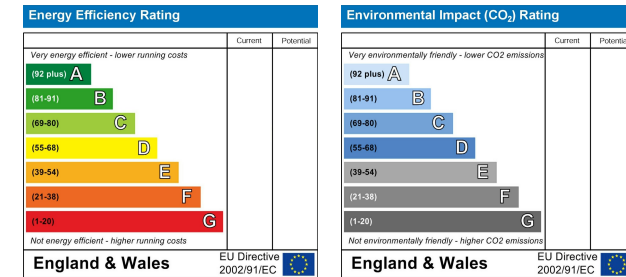
## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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